

**Stinson Beach Village Association**  
**August 1, 2015 Meeting Minutes**  
**Stinson Beach Community Chapel**

*The SBVA acts as a steward of the Stinson Beach Community Plan, serves as a conduit for information, and advocates on behalf of the community to support the rural atmosphere of the Village. The SBVA provides a forum to promote communication regarding county, state, and federal regulations that affect all areas of the Village, including the commercial area, the hill, Panoramic, the Calles, the Patios, and Seadrift.*

Minutes can be read at the Stinson Beach Library or online at [www.stinsonbeachvillage.com](http://www.stinsonbeachvillage.com)

**I. Call to Order**

Mike Matthews called the meeting to order at 10:05 a.m. The following SBVA officers were present: Terry Gordon, Mike Matthews, Annie Rand, and Chris Ruppe. **(Quorum was met.)**

**II. Approval of minutes from last meeting**

The directors previously approved the minutes for June 6, 2015, via email.

**III. Treasurer's Report**

The Treasurer's Report was not available and will be presented at the September 5, SBVA Meeting.

**IV. Old Business**

**A. Parking and Fire Safety**

1. Mike Matthews made a motion at the June 6, 2015 SBVA meeting that the SBVA send a letter to the SBCWD and the Fire District, stating that the SBVA Board believes that Stinson Beach needs to develop a coordinated disaster plan and communication system that involves all the agencies in town. The letter will be written and sent to Fire Chief Kenny Stevens with copies sent to the SBCWD.

**B. Shoulder Widening along Highway 1 into town: No report.**

**V. New Business**

**A. Presentation to the SBVA membership of proposed amendments to the SBVA Bylaws that will be discussed and voted upon at the September SBVA meeting.**

1. Terry Gordon stated that the **Ad Hoc Committee to Recommend Bylaw Changes** has been working on more amendments to the SBVA Bylaws, the majority of which are mainly editing changes so that the Bylaws can be read more logically and substitute references to "coordinators" with the current titles "Officers and Directors". Additionally, substantive changes were made to other sections of the Bylaws including but not limited to Article IV, for example, that adds provisions regarding removal of an elected or appointed Director.

The membership was given proper notice by email of the proposed amendments to the Bylaws. Members are requested to review the proposed amendments (which can be found on the SBVA website under the Bylaws page, <http://www.stinsonbeachvillage.com>) in preparation for discussion and a vote at the next SBVA meeting that will be held on September 5, 2015 at 10:00 am in the SBCC Chapel.

**VI. Community Reports**

- A. GGNRA, Tamalpais District, Mia Monroe, Marin Community Liaison, reporting in person and by email.** "Plans are proceeding on the design for wastewater and path improvements". Mia will gather

information and update the SBVA membership in September regarding the plans for flood mitigation and the restructuring of the berm in the north parking lot. Superintendent Chris Lehnertz has already made a field visit to become acquainted with this issue. In addition, regarding park maintenance, the GGNRA is going to change to smaller dumpsters to handle their trash and recycling needs. As a side note, Steve Ortega has returned and is checking on the status of several items and will brief Mia prior to the next SBVA meeting. Mike Matthews also asked Mia if, going forward, the GGNRA could give the SBVA a 2-month forecast of planned events affecting the town of Stinson Beach. Finally, Mike Matthews asked the GGNRA to reinstate a “wave-action and weather report information line” that was in both Spanish and English. Mia will research this further. Mia Monroe can be reached at [mia\\_monroe@nps.gov](mailto:mia_monroe@nps.gov) or at 415-725-1630).

- B. Bolinas Lagoon Advisory Council: No report**
- C. Friends of Bolinas and Stinson Beach Libraries: Ann Walsh reporting.** The library is now open on Monday, Tuesday, Friday and Saturday with no closed “breaks” during the day.
- D. Bolinas-Stinson Union School District: No report**
- E. Stinson Beach Montessori School: No report**
- F. CSA33-Village Green 1 & 2: Al Engel reporting.** The Village Green gardeners are trying to use as little water as possible in order to keep the plantings alive. The ping pong court is almost complete.
- G. Seadrift Association: No report**
- H. Stinson Beach Community Center: No report.**
- I. Stinson Beach Disaster Council, Fire Protection: (See Old Business)** The emergency telephone number to call on a cell phone or from a landline is 911.
- J. Stinson Beach Historical Society: No report**
- K. Stinson Beach Medical Center, Coastal Health Alliance: No report**
- L. Stinson Beach Water District: Morey Nelson reporting. 1)** The SBCWD still has water and the district is meeting the governor’s goals of a 30% water use reduction. **2)** The SBCWD received a grant to replace the old water meters in the community with Badger Ultrasonic Meters that are battery-powered and can isolate areas of the district’s water distribution system for leak evaluation. New customer meters could be installed starting this fall. These new meters, if approved by the Board, will allow every homeowner to check their water usage daily from inside their home or any remote location using cell phone technology. The downside of these meters, according to Sandy Cross, is that they add to EMFs to the environment. Please go to [www.bioinitiative.org/conclusions](http://www.bioinitiative.org/conclusions) to read the report entitled “BioInitiative 2012, A Rationale for Biologically-based Exposure Standards for Low Intensity Electromagnetic Radiation”. The potential purchase of these meters will be discussed at the SBCWD August 22, 2015 meeting at 9:30 am.
- M. Flood Advisory Board: No report.**
- N. Stinson Beach Community Church: Al Engel reporting.** The SB Community Church has a new female pastor, the Reverend Sharon LaTour, who will begin her duties in two weeks and conduct services every Sunday in Stinson at 9:30 am, and 11:30 am in Bolinas respectively.
- O. West Marin Senior Services: Beth Carusillo sent in a report by email. 1)** Senior stretch is now at the Bolinas Community Center on Tuesdays. Attendance has decreased. If anyone needs a ride from Stinson the WMSS can find someone to drive. Time: 11am-12pm. **2)** There is a successful elder group in Bolinas called “The Third Age”. It takes place the first Tuesday of every month at the Bolinas Fire House from 1:30pm-3:00 pm. It’s an amazing group in which the seniors in town explore the challenges of aging, support each other, and attend gatherings and social outings, as well as advocate for change in the community. **3)** WMSS had a booth at the Stinson Beach Cuisine on the Green this year. They are grateful to be the recipient of some of the proceeds. **4)** There are changes afoot in Bolinas. There is a movement happening called “The Village” in which towns restructure and pool their resources and create a structure that provides more support and resources for the elders. WMSS is beginning to process and create “The Village” model in Bolinas. Beth Carusillo will keep the SBVA informed and she wonders if Stinson might be involved or interested? It has been recommended that the towns of West Marin think about adopting this model. It is called a “hub and spoke model”. This requires more research. Please call Beth if anyone is interested in working on this project at 415-299-4100. **5)** The once-a-month Bolinas Shopping Shuttle has been cancelled due to lack of ridership.

However, the WMSS still wants to serve the community. The shopping shuttle that goes to San Rafael continues to leave PRS every Tuesday morning. Rides can be coordinated for people to get to PRS to take the shuttle if interested.

## V. Committee Reports

### A. Standing Committees

1. **Compliance Review, Mike Matthews reporting:** In past meetings, Mike Matthews has explained that the SBVA not only serves as a forum for neighbors to come and discuss building plans directly with the applicants, but the SBVA also receives notification of applications for building permits and are invited by the Marin County Planning Commission to comment on building plans, utilizing the Stinson Beach Community Plan as the guideline for comments. In addition, there are houses in Stinson Beach that are built on smaller than normal lots that for various reasons do not require design review. The SBVA is asked to comment on these properties but only insofar as the plans relate to the Stinson Beach Community Plan. The California Coastal Commission, on the other hand, does not recognize the Stinson Beach Community Plan as a planning document, and therefore, the SBVA has to address compliance issues based on criteria set by the commission.
  - a. Hjorth (Wilson)—Calle del Embarcadero vacant lot (14-0051): Update: Previously, the County has been following its own zoning ordinance in reviewing applications for new homes or remodels in the Calles/Patios that trigger design review. If an application complied, the owner/applicant could get a permit. However, overriding the County Ordinance is the Local Coastal Program, which governs the Coastal Commission. Anyone seeking a permit for a new house or substantial remodel in SB also needs a coastal permit. The Local Coastal Program prohibits new houses or substantial remodels in the Easkoot flood plain. The County is alerting residents that might be in the Easkoot flood plain that it will defer to the Local Coastal Program going forward, and will not allow new construction or substantial remodeling in that flood plain. Exceptions will be maintenance, repairs or upgrades that preserve but do not expand the current use of the house/lot. This decision by the County is a fairly big deal. Owners of undeveloped lots in the flood plain will likely not be able to build. Owners of developed lots are largely stuck with what they have. The Hjorths are hoping to build under the newer LCP amendments as they have been informed by the BOS that they have issues with the project and won't approve the project "as is" under the current LCP. The application is to be "continued to a date unspecified" until the updated options of the Marin LCP are reviewed. Obviously, the new rule profoundly affects how owners may use their properties as well as their property values. The author of the notice, Tom Lai, the Assistant Director of the Planning Department, will attend the Village Association's September 5, 2015 meeting to explain the rule and answer questions. We urge all to attend; this is a very significant change that will have great effect on the town. The meeting will be at 10:00 a.m. in the Chapel, September 5.
  - b. Carrigan/Ford—Calle Del Onda Project (14-0348)/Coastal Permit (2014-0348): The Plan is to merge three properties, creating a 25,998 sq. ft. lot, and a 747 sq. ft. building with a one-story addition that will include a bedroom, a bathroom, and a laundry room to an existing 1,000 sq. ft. house. The addition will push toward the highway. The FAR is less than 10%.
  - c. Rosenlund—275 Belvedere Ave. Coastal Permit (2015-0037): Not subject to design review, however, a DZA hearing is scheduled for June 18, 2015. The County Planning Staff recommends approval, and the neighbors are in discussions with the architect and owner. [Since this SBVA meeting, DZA approved the application with conditions.] New story poles need to be erected.
  - f. Schow—150 Seadrift Road, Steve Wisenbaker, architect, Coastal Permit (CP 15-20), Design Review (DR 15-65), and Variance (VR 15-5): The project includes a proposed demolition of a 2,354 sq. ft. home to be replaced by a new 3,206 sq. ft., two-story structure; 25 feet easterly front line; 6 feet from north and south set backs; 0 feet from rear setback; raised deck on front portion; raised deck on rear portion; 37 ft. 6 in. maximum height; and 24 ft. 3 in. feet above natural grade. The height exceeds the county's height limit of 33 ft. NAVD by 4 ft. 6 in. A DZA hearing was held on June 25, 2015. Both Mike Matthews and Sam Matthews attended the DZA hearing on this project. The permit, variance and design review application were denied by

the DZA. Mr. Wisenbaker then filed an appeal. However, since the DZA hearing, Supervisor Kinsey has met with Mr. Wisenbaker and suggested a few modifications for the design of the house. Mr. Wisenbaker has withdrawn his appeal and is planning to resubmit revised plans to the County Planning Office.

- g. Hancock—6976 Panoramic Coastal Permit/Design Review (15-0161), Mike Mitchell, applicant; Jocelyn Drake, Planner: Construction of a 3,651 sq. ft. single-family resident with a 528 sq. ft. garage; original Barrel House to remain. (Water District has stated that they will not approve a new septic system until the Barrel House is removed.)
- h. Howarth Coastal Permit-25 Lincoln Ave. (15-0222) (Parcel 195-174-23), John Windner, architect. Demolish existing structure and construct a 2,068 square foot single-family residence on a 7069 square foot property with a 29.2% FAR. Proposed height is 25 feet above natural grade with setbacks as follows: 3 feet from northern property line, 2 feet 6 inches from western side, 12 feet 3 inches from eastern side, and 36 feet from southern property line. The neighbors are concerned that not only is parking an issue, but the road is already very narrow and with the variance requested it is too close to the county road making it difficult for emergency vehicles to traverse the roadbed. Is the variance in the county easement? The SBVA will research this project further.

#### **B. Ad Hoc Committees**

- 1. **Keep the Beach Clean: No report**
- 2. **Traffic: No report.**
- 3. **Committee to Recommend Bylaw Amendments: (See New Business).**
- 4. **Advisory Committee to Address Sea Level Rise:** (submitted by Larry Crutcher by email). **1)** On June 6, over 30 members of the community gathered to participate in an interactive C-Smart activity, identifying Stinson Beach assets at risk to storm and sea level rise, and studying alternative pre-emptive actions that might be undertaken to minimize loss. Stinson Beach committee members Jeff Loomans, Katie Beacock, and Larry Crutcher were in attendance. **2)** There are two interesting sea level reports on the County of Marin website entitled: 1) Tackling Sea-Level Rise: Best Practices in the San Francisco Bay Area, and 2) Marin Bay Waterfront Adaptation Vulnerability Evaluation.

#### **VIII. For the Good of the Order:**

- A. Erika Lowry is looking for a room for approximately 10 middle-school age children to receive extra-curricular tutoring in math. Mike Matthews suggested that she call Mary Greenwood who is the manager of the SBCC, and ask if the Teen Center in the basement of the church is available and could be used part-time as a classroom.

**Mike Matthews made a motion to adjourn the meeting at 11:45 am. Annie Rand seconded the motion, and the motion was passed by unanimous consent.**

**Please note: To become an SBVA member and have voting privileges, individuals 18 years of age or older who are either a permanent resident, property owner, or business owner in Stinson Beach must complete the member registration form, which can be found on the SBVA website, [www.stinsonbeachvillage.com](http://www.stinsonbeachvillage.com), under the "Bylaws and Policies" tab, and submit it to the Secretary at P.O. Box 706, Stinson Beach, CA 94970.**